

APPLICANT: SouthTech Homes, LLC

PETITION No.: V-139

PHONE: 678-462-4021

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Brennen Hicks

PRESENT ZONING: R-30

PHONE: 678-462-4021

LAND LOT(S): 1018

TITLEHOLDER: Leland H. Chait as Executor of the Estate of Donald C. Chait

DISTRICT: 17

PROPERTY LOCATION: On the south side of Cochise Drive, north of Laramie Drive (3446 Cochise Drive).

SIZE OF TRACT: 0.61 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 30 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

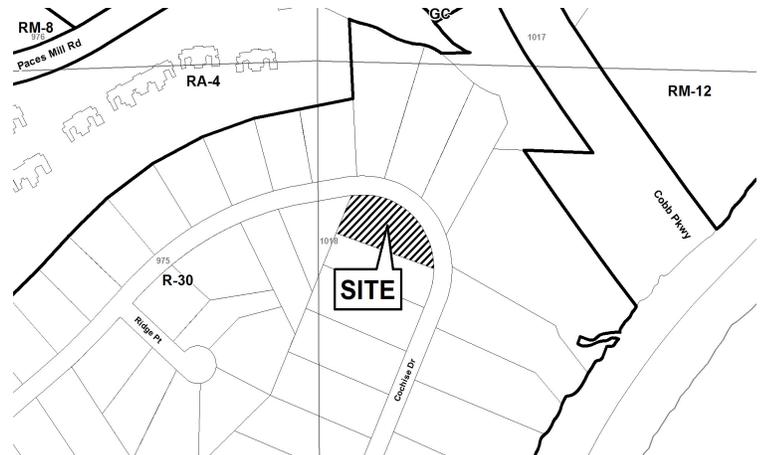
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: SouthTech Homes, LLC **PETITION No.:** V-139

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147

STORMWATER MANAGEMENT: This parcel is located within the ARC Chattahoochee River Corridor and is subject to MRPA review. No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources for V-134 –V-146.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

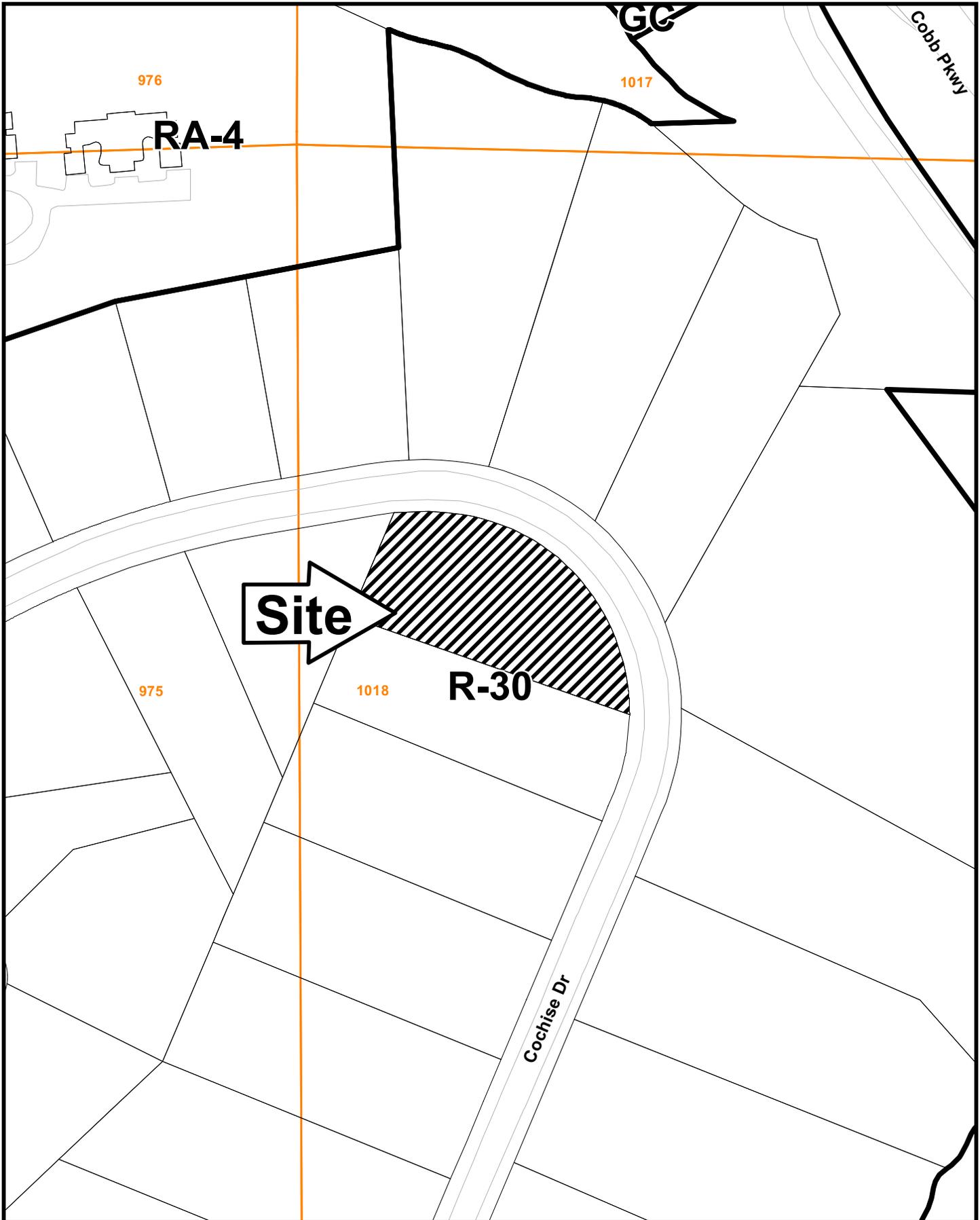
WATER: No conflict

SEWER: No conflict

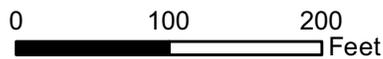
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FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

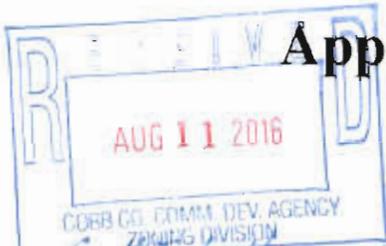
V-139-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-139
Hearing Date: 10-12-16

Applicant Southtech Farms, LLC Phone # 408-462-4021 E-mail bhicks@bhdeng.com

Brennea Hicks
(representative's name, printed)

Brennea Hicks
(representative's signature)



Heritage Walk; Woodstock, GA 30188
(street, city, state and zip code)

Phone # 408-462-4021 E-mail bhicks@bhdeng.com

My commission expires: APRIL 22, 2019

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

* Titleholder _____ Phone # _____ E-mail _____

Signature _____ Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Present Zoning of Property R-30

Location 3446 Cochise Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1017+1018 District 17th Size of Tract 0.606 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property Topography of Property Other River Corridor

Does the property or this request need a second electrical meter? YES _____ NO

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

The lot would almost be unbuildable due to River Corridor restrictions and shape of the lot on the bldg pad site. The existing structure is already encroaching outside the building limits.

List type of variance requested: Reduction in front building setback limit from 45' to 30'.